



# FACILITY CONDITION ASSESSMENT

Vancleave Middle School | November 2020





## Executive Summary

Vanleave Middle School, located at 4725 Bulldog Lane in Vanleave, Mississippi, oldest building is 27 years old (at time of 2020 assessment). It comprises 75,100 gross square feet.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$1,508,188. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Vanleave Middle School the ten-year need is \$8,122,002.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. The Vanleave Middle School facility has a 5-year FCI of 21.43%.

## Summary of Findings

The table below summarizes the condition findings at Vanleave Middle School

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCI
<b>Exterior Site</b>								
	Exterior Site	\$305,164	\$200,828	\$205,024	\$505,992	\$711,016	\$0	
<b>Permanent Building(s)</b>								
01	Cafeteria	\$45,361	\$372,203	\$806,648	\$417,564	\$1,224,212	\$3,583,472	11.65%
02	Class,main ofc	\$452,452	\$755,992	\$426,723	\$1,208,444	\$1,635,167	\$2,409,576	50.15%
03	class,ofc,gym,band	\$165,078	\$890,317	\$626,055	\$1,055,395	\$1,681,450	\$9,638,304	10.95%
04	Classrooms	\$490,400	\$694,100	\$855,097	\$1,184,500	\$2,039,597	\$4,015,960	29.49%
05	Library	\$14,273	\$144,964	\$215,944	\$159,237	\$375,181	\$456,756	34.86%
06	Tech Prep Clsroom	\$35,460	\$278,685	\$141,234	\$314,145	\$455,379	\$2,502,252	12.55%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,203,024</b>	<b>\$3,136,261</b>	<b>\$3,071,701</b>	<b>\$4,339,285</b>	<b>\$7,410,986</b>	<b>\$22,606,321</b>	
<b>Total for Site:</b>		<b>\$1,508,188</b>	<b>\$3,337,089</b>	<b>\$3,276,725</b>	<b>\$4,845,277</b>	<b>\$8,122,002</b>	<b>\$22,606,321</b>	<b>21.43%</b>



## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.



The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$199,122	\$76,088	\$29,953	\$305,164	20.23 %
Roofing	\$0	\$492,929	\$7,372	\$0	\$0	\$500,301	33.17 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$53,438	\$1,130	\$0	\$54,568	3.62 %
Mechanical	\$0	\$459,203	\$117,817	\$13,888	\$0	\$590,907	39.18 %
Electrical	\$0	\$205	\$0	\$11,663	\$0	\$11,869	0.79 %
Plumbing	\$0	\$0	\$18,954	\$4,848	\$0	\$23,802	1.58 %
Fire and Life Safety	\$21,290	\$0	\$0	\$0	\$0	\$21,290	1.41 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$288	\$0	\$0	\$288	0.02 %
<b>Total:</b>	\$21,290	\$952,337	\$396,992	\$107,616	\$29,953	\$1,508,188	

The building systems at the site with the most need include:

Mechanical	-	\$590,907
Roofing	-	\$500,301
Site	-	\$305,164



The chart below represents the building systems and associated deficiency costs.

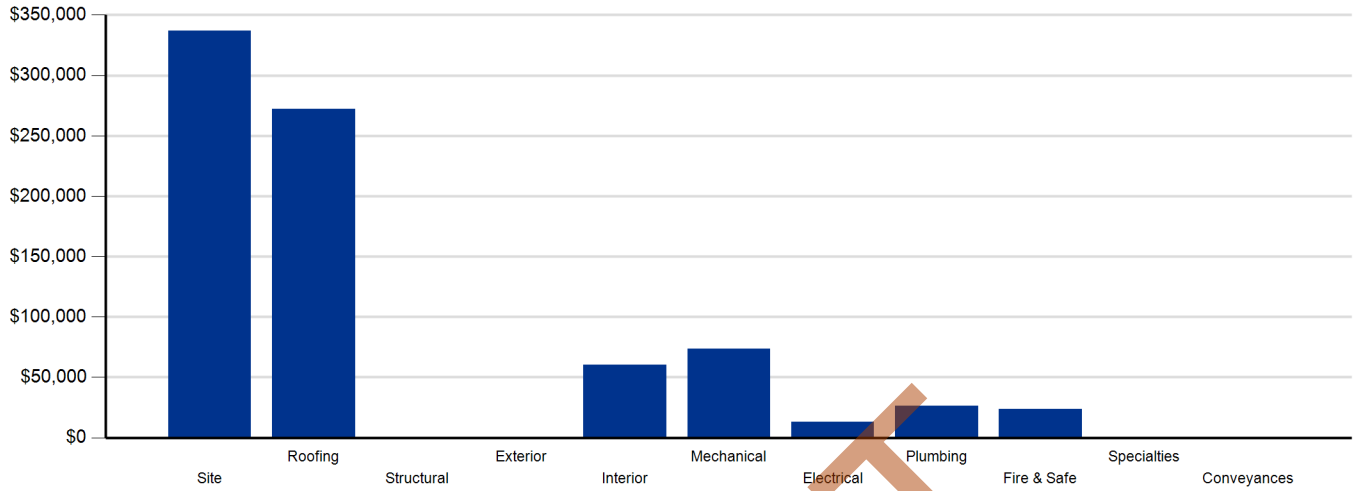


Figure 1: System Deficiencies

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### Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	
Site	\$0	\$0	\$0	\$200,828	\$0	\$200,828
Roofing	\$0	\$0	\$0	\$181,450	\$0	\$181,450
Exterior	\$0	\$27,537	\$72,080	\$164,667	\$13,231	\$277,515
Interior	\$10,245	\$0	\$72,403	\$314,643	\$75,863	\$473,154
Mechanical	\$0	\$0	\$126,255	\$158,274	\$17,753	\$302,282
Electrical	\$6,437	\$88,219	\$461,804	\$204,782	\$735,619	\$1,496,861
Plumbing	\$0	\$163,805	\$46,750	\$136,475	\$2,288	\$349,318
Fire and Life Safety	\$0	\$0	\$55,681	\$0	\$0	\$55,681
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$16,682</b>	<b>\$279,561</b>	<b>\$834,973</b>	<b>\$1,361,119</b>	<b>\$844,754</b>	<b>\$3,337,089</b>



Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030		
Site	\$200,828	\$0	\$0	\$195,367	\$0	\$9,657	\$205,024	\$405,852
Roofing	\$181,450	\$0	\$0	\$637,089	\$0	\$0	\$637,089	\$818,539
Exterior	\$277,515	\$0	\$51,257	\$0	\$27,537	\$44,595	\$123,389	\$400,904
Interior	\$473,154	\$112,899	\$101,419	\$223,474	\$258,363	\$243,701	\$939,856	\$1,413,010
Mechanical	\$302,282	\$81,900	\$0	\$10,828	\$145,824	\$91,060	\$329,612	\$631,894
Electrical	\$1,496,861	\$55,636	\$0	\$176,737	\$0	\$0	\$232,373	\$1,729,234
Plumbing	\$349,318	\$0	\$0	\$0	\$0	\$710,273	\$710,273	\$1,059,591
Fire and Life Safety	\$55,681	\$0	\$0	\$0	\$0	\$0	\$0	\$55,681
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$23,562	\$0	\$75,547	\$0	\$0	\$99,109	\$99,109
<b>Total</b>	<b>\$3,337,089</b>	<b>\$273,997</b>	<b>\$152,676</b>	<b>\$1,319,042</b>	<b>\$431,724</b>	<b>\$1,099,286</b>	<b>\$3,276,725</b>	<b>\$6,613,814</b>

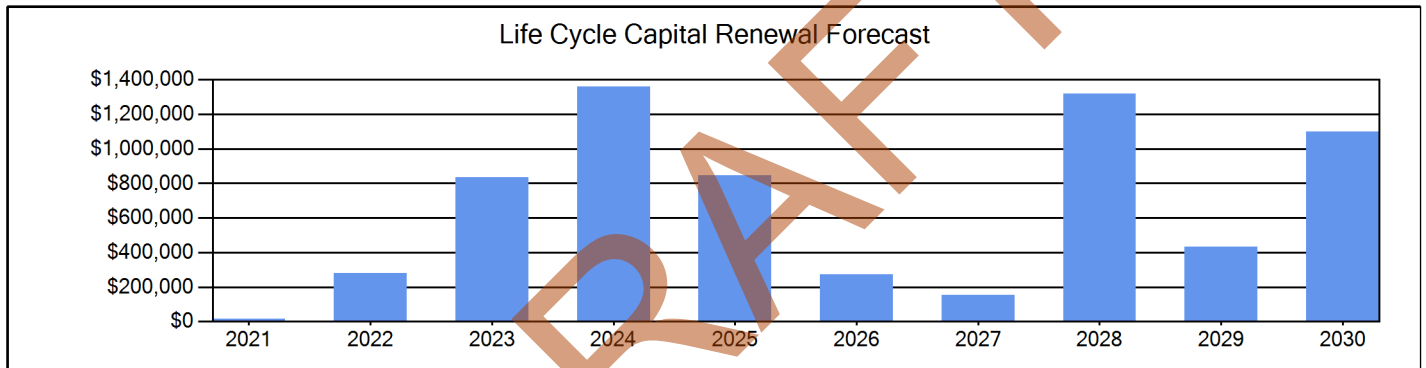
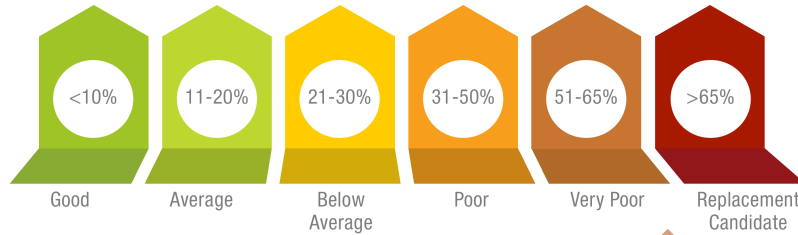


Figure 2: Ten Year Capital Renewal Forecast



### Facility Condition Index (FCI)

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as a general indicator of a building’s health. Since 1991, the facility management industry has used an index called the FCI to benchmark the relative condition of a group of sites. The FCI is derived by dividing the total repair cost, including educational adequacy and site-related repairs, by the total replacement cost. A facility with a higher FCI percentage has more need, or higher priority, than a facility with a lower FCI. It should be noted that costs in the New Construction category are not included in the FCI calculation.



Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCI of 65 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCI at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCI is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Jackson, MS area. The estimated replacement cost for this facility is \$22,606,321. For planning purposes, the total 5-year need at the Vancleave Middle School is \$4,845,277 (Life Cycle Years 1-5 plus the FCI deficiency cost). The Vancleave Middle School facility has a 5-year FCI of 21.43%.

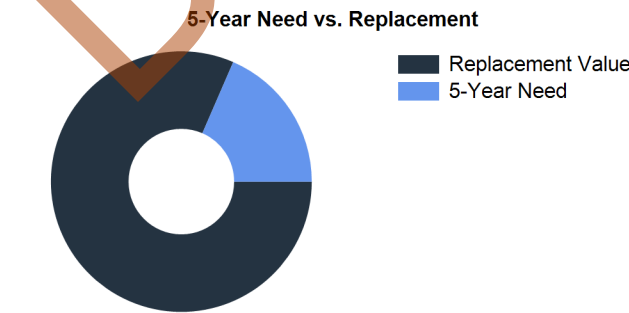


Figure 3: 5-Year FCI





## Vanleave Middle School - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> Asphalt is cracked and worn north of the main entry and along the east side of the buildings.	Capital Renewal	30,000	SF	3	\$172,138	352
Car Accessible Parking Spaces Restriping <b>Location:</b> Parking lot for classroom/main office building	ADA Compliance	2	Ea.	3	\$203	462
Concrete Walks Replacement <b>Note:</b> Concrete sidewalks are cracked and uneven at northeast corner of site, near the main entrance, and at the southwest corner of the gym.	Capital Renewal	2,500	SF	3	\$25,269	355
Exterior Entry Signage At The Building Entry Does Not Meet ADA Requirements <b>Location:</b> Main entry for classroom/main office building	ADA Compliance	1	Ea.	3	\$120	465
The Van Accessible Parking Spaces Do Not Meet ADA Requirements <b>Location:</b> Parking lot for classroom/main office building	ADA Compliance	2	Ea.	3	\$1,393	464
Asphalt Paving Replacement <b>Note:</b> North of the main entry	Capital Renewal	15	CAR	4	\$19,418	350
Fencing Replacement (4' Chain Link Fence) <b>Note:</b> Between the Northeast wings	Capital Renewal	50	LF	4	\$2,106	349
Gravel Paving Replacement <b>Location:</b> East of the buildings	Capital Renewal	50	CAR	4	\$9,657	351
Site Drainage Regrading <b>Location:</b> East of gym	Deferred Maintenance	35,000	SF	4	\$44,907	354
Paving Restriping <b>Note:</b> All striping gone	Deferred Maintenance	15	CAR	5	\$445	353
Small Bench Replacement <b>Note:</b> Replace wood benches west of the cafeteria.	Deferred Maintenance	16	Ea.	5	\$29,508	356
<b>Sub Total for System</b>		<b>11</b>	<b>items</b>		<b>\$305,164</b>	
<b>Sub Total for School and Site Level</b>		<b>11</b>	<b>items</b>		<b>\$305,164</b>	

### Building: 01 - Cafeteria

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Cast Iron Water Boiler Replacement	Capital Renewal	2	Ea.	2	\$37,380	910
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$37,380</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Distribution Panel Repair <b>Note:</b> Main distribution panelboard enclosure (4'x7') is damaged; causing rust and water infiltration.	Deferred Maintenance	1	Ea.	2	\$205	514
Remove Abandoned Equipment <b>Note:</b> 1 fire alarm and 1 security alarm	Deferred Maintenance	2	Ea.	4	\$7,776	453
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$7,981</b>	
<b>Sub Total for Building 01 - Cafeteria</b>		<b>3</b>	<b>items</b>		<b>\$45,361</b>	

### Building: 02 - Class,main ofc

#### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement <b>Note:</b> Roof has several leaks	Capital Renewal	7,800	SF	2	\$246,464	461
Awning Or Canopy Metal Roofing System Replacement	Capital Renewal	200	SF	3	\$7,234	878
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$253,698</b>	



# Facility Condition Assessment

Jackson CS - Vancleave Middle School

## Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device <b>Location:</b> Main entry at classroom/main office building	ADA Compliance	1	Ea.	3	\$14,134	467
Interior Door Hardware Replacement <b>Note:</b> Door hardware is not ADA compliant	Capital Renewal	19	Door	3	\$25,170	460
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$39,304</b>	

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Furnace HVAC Component Replacement	Capital Renewal	9	Ea.	2	\$17,262	916
Gas Furnace HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$3,289	917
Heat Pump HVAC Component Replacement	Capital Renewal	9	Ea.	2	\$71,535	911
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$10,828	912
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	2	Ea.	3	\$3,497	915
Ceiling Exhaust Fan Replacement	Capital Renewal	4	Ea.	4	\$1,737	914
Existing Controls Are Obsolete	Capital Renewal	7,800	SF	4	\$10,770	913
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$118,918</b>	

## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace hose bib <b>Note:</b> Exterior hose bibs leaking; beyond useful service life	Deferred Maintenance	2	Ea.	3	\$115	515
Restroom Is Not ADA Compliant <b>Note:</b> No ADA compliant restroom <b>Location:</b> Classroom/main office building	ADA Compliance	200	SF	3	\$18,839	468
<b>Sub Total for System</b>		<b>2 items</b>			<b>\$18,954</b>	

## Fire and Life Safety

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Is Missing	Capital Renewal	7,800	SF	1	\$21,290	475
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$21,290</b>	

## Specialties

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Counter Heights Exceed Maximum ADA Height Requirements (Modify Full) <b>Location:</b> Classroom/main office building	ADA Compliance	5	LF	3	\$288	466
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$288</b>	
<b>Sub Total for Building 02 - Class,main ofc</b>		<b>15 items</b>			<b>\$452,452</b>	

## Building: 03 - class,ofc,gym,band

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fan Coil Unit Replacement	Capital Renewal	1	Ea.	2	\$4,063	921
Fan Coil Unit Replacement <b>Note:</b> 7.5 ton	Capital Renewal	3	Ea.	2	\$12,189	922
Fan Coil Unit Replacement	Capital Renewal	4	Ea.	2	\$12,676	923
Heat Pump HVAC Component Replacement	Capital Renewal	1	Ea.	2	\$21,455	918
Heat Pump HVAC Component Replacement <b>Note:</b> 7.5 ton	Capital Renewal	1	Ea.	2	\$21,455	919
Heat Pump HVAC Component Replacement	Capital Renewal	2	Ea.	2	\$21,656	920
HVAC Piping System Repair <b>Note:</b> Line set (refrigerant) condensating and causing ceiling tiles to stain. <b>Location:</b> Band hall	Deferred Maintenance	300	LF	3	\$66,225	512
Ductwork Repair <b>Note:</b> Duct sock is collapsed <b>Location:</b> Gym	Deferred Maintenance	100	LF	4	\$513	513
<b>Sub Total for System</b>		<b>8 items</b>			<b>\$160,231</b>	



## Plumbing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	2	Ea.	4	\$4,848	483
<b>Note:</b> Lavatories are broken						
<b>Location:</b> Concessions						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$4,848</b>		
<b>Sub Total for Building 03 - class,ofc,gym,band</b>		<b>9 items</b>		<b>\$165,078</b>		

## Building: 04 - Classrooms

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Built-up Roofing Replacement	Capital Renewal	7,800	SF	2	\$246,464	879
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$246,464</b>		

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Carpet Flooring Replacement	Capital Renewal	100	SF	4	\$1,130	491
<b>Note:</b> Carpet is worn and beyond useful life						
<b>Location:</b> Computer lab office						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$1,130</b>		

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Furnace HVAC Component Replacement	Capital Renewal	20	Ea.	2	\$38,360	928
Heat Pump HVAC Component Replacement	Capital Renewal	14	Ea.	2	\$151,595	924
Large Diameter Exhausts/Hoods Replacement	Capital Renewal	5	Ea.	3	\$35,854	926
Small Diameter Exhausts/Hoods Replacement	Capital Renewal	7	Ea.	3	\$12,241	927
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$869	925
<b>Sub Total for System</b>		<b>5 items</b>		<b>\$238,918</b>		

### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Remove Abandoned Equipment	Deferred Maintenance	1	Ea.	4	\$3,888	501
<b>Note:</b> Fire Alarm						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$3,888</b>		
<b>Sub Total for Building 04 - Classrooms</b>		<b>8 items</b>		<b>\$490,400</b>		

## Building: 05 - Library

### Roofing

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Debris In Gutter Removal	Deferred Maintenance	30	LF	3	\$138	505
<b>Location:</b> South side of the building						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$138</b>		

### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Entry Door Does Not Have Power Assist Device	ADA Compliance	1	Ea.	3	\$14,134	507
<b>Location:</b> Library main entry						
<b>Sub Total for System</b>		<b>1 items</b>		<b>\$14,134</b>		
<b>Sub Total for Building 05 - Library</b>		<b>2 items</b>		<b>\$14,273</b>		

## Building: 06 - Tech Prep Clsroom

### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$17,797	929
Fan Coil HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$7,005	930
Gas Furnace HVAC Component Replacement	Capital Renewal	3	Ea.	2	\$5,668	931



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Unit Heater Replacement	Capital Renewal	2	Ea.	2	\$4,990	932
	<b>Sub Total for System</b>	<b>4</b>	<b>items</b>		<b>\$35,460</b>	
	<b>Sub Total for Building 06 - Tech Prep Clsroom</b>	<b>4</b>	<b>items</b>		<b>\$35,460</b>	
	<b>Total for Campus</b>	<b>52</b>	<b>items</b>		<b>\$1,508,188</b>	

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## Vanleave Middle School - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Roadway Pavement	Asphalt Driveways	35,000	SF	\$200,828	4
Fences and Gates	Fencing - Chain Link (4 Ft)	550	LF	\$23,163	8
Fences and Gates	Fencing - Chain Link (8-10 Ft)	150	LF	\$10,486	8
Pedestrian Pavement	Sidewalks - Concrete	16,000	SF	\$161,718	8
Parking Lot Pavement	Gravel	50	CAR	\$9,657	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$405,852</b>	
<b>Sub Total for Building -</b>		<b>5</b>	<b>items</b>	<b>\$405,852</b>	

### Building: 01 - Cafeteria

#### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	14,500	SF	\$516,078	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$516,078</b>	

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	812	SF	\$1,269	2
Exterior Entrance Doors	Steel - Insulated and Painted	10	Door	\$33,078	4
Exterior Operating Windows	Aluminum - Windows per SF	324	SF	\$28,832	7
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	812	SF	\$1,269	9
Exterior Utility Doors	Overhead Door	2	Door	\$14,825	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$79,272</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	11,136	SF	\$33,554	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	11,600	SF	\$46,381	4
Resilient Flooring	Vinyl Composition Tile Flooring	6,728	SF	\$49,095	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	11,136	SF	\$41,379	8
Interior Swinging Doors	Wooden Door	9	Door	\$3,140	8
Interior Door Supplementary Components	Door Hardware	9	Door	\$11,923	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$185,471</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Roof Exhaust Fan - Large	1	Ea.	\$7,171	3
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	3
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	11,600	SF	\$16,016	5
HVAC Air Distribution	Ductwork (Bldg.SF)	11,600	SF	\$81,900	6
Heat Generation	Boiler - Cast Iron - Water (400 MBH)	2	Ea.	\$37,380	10
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$142,902</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	6	Ea.	\$11,152	2
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	2
Lighting Fixtures	Light Fixtures (Bldg SF)	11,600	SF	\$189,818	3
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	11,600	SF	\$7,327	4
Electrical Service	Switchgear - Main Dist Panel (600 Amp)	1	Ea.	\$8,628	5
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	8
Power Distribution	Panelboard - 120/208 400A	1	Ea.	\$11,013	8
Power Distribution	Panelboard - 120/208 225A	1	Ea.	\$4,907	8
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$240,971</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Backflow Preventers - 2 in. (Ea.)	1	Ea.	\$1,867	3
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	3



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	4
		<b>5</b>	<b>items</b>	<b>\$14,156</b>	
		<b>30</b>	<b>items</b>	<b>\$1,178,850</b>	

## Building: 02 - Class,main ofc

## Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Modified Bitumen	5,900	SF	\$181,450	4
		<b>1</b>	<b>items</b>	<b>\$181,450</b>	

## Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	24	SF	\$2,136	4
Exterior Operating Windows	Aluminum - Windows per SF	780	SF	\$69,410	4
Exterior Operating Windows	Aluminum - Windows per SF	80	SF	\$7,119	4
Exterior Entrance Doors	Steel - Insulated and Painted	8	Door	\$26,462	4
		<b>4</b>	<b>items</b>	<b>\$105,127</b>	

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	468	SF	\$870	3
Carpeting	Carpet	234	SF	\$2,643	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	7,800	SF	\$31,187	4
Resilient Flooring	Vinyl Composition Tile Flooring	7,254	SF	\$52,933	5
Interior Swinging Doors	Wooden Door	50	Door	\$17,444	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,332	SF	\$27,244	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,332	SF	\$22,092	6
Interior Door Supplementary Components	Door Hardware	31	Door	\$41,067	8
		<b>8</b>	<b>items</b>	<b>\$195,480</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	2,300	SF	\$16,239	4
Heat Generation	Furnace - Gas (100 MBH)	6	Ea.	\$11,508	9
Decentralized Cooling	Heat Pump (3 Ton)	6	Ea.	\$47,690	9
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,800	SF	\$10,770	10
		<b>4</b>	<b>items</b>	<b>\$86,207</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	38	Ea.	\$70,629	2
Lighting Fixtures	Light Fixtures (Bldg SF)	7,800	SF	\$127,637	3
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$33,130	4
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	4
Power Distribution	Panelboard - 120/208 225A	2	Ea.	\$9,815	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	7,800	SF	\$4,927	4
Distributed Systems	Public Address System Head End Unit	1	Ea.	\$6,520	4
		<b>7</b>	<b>items</b>	<b>\$267,741</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	8	Ea.	\$19,390	2
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$710	2
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	2
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	2
Plumbing Fixtures	Refrigerated Drinking Fountain	4	Ea.	\$7,861	2
Domestic Water Equipment	Gas Piping System (BldgSF)	7,800	SF	\$241,340	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	7,800	SF	\$25,012	10
		<b>7</b>	<b>items</b>	<b>\$346,710</b>	
		<b>31</b>	<b>items</b>	<b>\$1,182,714</b>	



## Building: 03 - class,ofc,gym,band

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	15,600	SF	\$24,370	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	15,600	SF	\$24,370	9
Exterior Entrance Doors	Steel - Insulated and Painted	9	Door	\$29,770	10
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$78,511</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	29,640	SF	\$118,512	4
Suspended Plaster and	Painted ceilings	1,560	SF	\$2,899	5
Wall Coverings	Vinyl/Fabric Wall Covering	624	SF	\$2,624	6
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	18,720	SF	\$69,560	8
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	18,720	SF	\$56,405	8
Resilient Flooring	Vinyl Composition Tile Flooring	19,968	SF	\$145,708	9
Wood Flooring	Wood Flooring - All Types	9,984	SF	\$191,895	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$587,602</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	31,200	SF	\$43,078	3
Exhaust Air	Interior Ceiling Exhaust Fan	4	Ea.	\$1,737	5
Decentralized Cooling	Heat Pump (5 Ton)	1	Ea.	\$10,828	8
Decentralized Cooling	Heat Pump (10 Ton)	2	Ea.	\$42,910	10
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$98,553</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	8	Ea.	\$6,437	1
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	31,200	SF	\$19,707	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	5
Lighting Fixtures	Light Fixtures (Bldg SF)	31,200	SF	\$510,546	5
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$540,408</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1	Ea.	\$3,980	2
Plumbing Fixtures	Restroom Lavatory	12	Ea.	\$29,085	4
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	4
Plumbing Fixtures	Showers	2	Ea.	\$2,332	4
Plumbing Fixtures	Toilets	11	Ea.	\$49,660	4
Plumbing Fixtures	Urinals	13	Ea.	\$15,709	4
Plumbing Fixtures	Non-Refrigerated Drinking Fountain	5	Ea.	\$10,635	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,288	5
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$115,110</b>	

### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	31,200	SF	\$44,205	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$44,205</b>	

### Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	120	Ea.	\$51,985	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$51,985</b>	
<b>Sub Total for Building 03 - class,ofc,gym,band</b>		<b>28</b>	<b>items</b>	<b>\$1,516,374</b>	

## Building: 04 - Classrooms

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	780	SF	\$69,410	3
Exterior Operating Windows	Aluminum - Windows per SF	30	SF	\$2,670	3
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	5
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$85,311</b>	



# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	13,000	SF	\$39,170	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	13,000	SF	\$51,979	4
Carpeting	Carpet	650	SF	\$7,343	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	13,000	SF	\$48,305	6
Resilient Flooring	Vinyl Composition Tile Flooring	11,310	SF	\$82,530	9
Interior Door Supplementary Components	Door Hardware	37	Door	\$49,015	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$278,342</b>	

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	13,000	SF	\$17,949	3
HVAC Air Distribution	Ductwork (Bldg.SF)	13,000	SF	\$91,785	4
Decentralized Cooling	Heat Pump (5 Ton)	8	Ea.	\$86,626	9
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$196,360</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Building Mounted Fixtures (Ea.)	4	Ea.	\$3,219	2
Power Distribution	Distribution Panels (800 Amps)	2	Ea.	\$33,130	4
Power Distribution	Panelboard - 120/208 225A	11	Ea.	\$53,980	4
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	13,000	SF	\$8,211	4
Lighting Fixtures	Light Fixtures (Bldg SF)	13,000	SF	\$212,728	5
Power Distribution	Panelboard - 120/208 400A	11	Ea.	\$121,138	8
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$432,405</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 20 gallon	1	Ea.	\$1,416	2
Plumbing Fixtures	Restroom Lavatory	10	Ea.	\$24,238	2
Plumbing Fixtures	Sink - Service / Mop Sink	2	Ea.	\$1,420	2
Plumbing Fixtures	Toilets	10	Ea.	\$45,145	2
Plumbing Fixtures	Urinals	6	Ea.	\$7,250	2
Plumbing Fixtures	Refrigerated Drinking Fountain	5	Ea.	\$9,826	4
Domestic Water Equipment	Gas Piping System (BldgSF)	13,000	SF	\$402,234	10
Domestic Water Piping	Domestic Water Piping System (Bldg.SF)	13,000	SF	\$41,687	10
<b>Sub Total for System</b>		<b>8</b>	<b>items</b>	<b>\$533,217</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	3	Room	\$23,562	6
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$23,562</b>	
<b>Sub Total for Building 04 - Classrooms</b>		<b>27</b>	<b>items</b>	<b>\$1,549,196</b>	

## Building: 05 - Library

### Roofing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Steep Slope Roofing	Metal (Architectural - Standing Seam)	3,400	SF	\$121,011	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$121,011</b>	

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	4
Exterior Operating Windows	Aluminum - Windows per SF	180	SF	\$16,018	7
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$29,249</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	3,400	SF	\$10,245	1
Carpeting	Carpet	3,128	SF	\$35,336	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	3,400	SF	\$13,594	4
Resilient Flooring	Vinyl Composition Tile Flooring	272	SF	\$1,985	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	3,400	SF	\$12,634	6
Interior Swinging Doors	Wooden Door	8	Door	\$2,791	10
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$76,585</b>	





# Facility Condition Assessment

Jackson CS - Vanleave Middle School

## Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exhaust Air	Interior Ceiling Exhaust Fan	1	Ea.	\$434	3
Heat Generation	Furnace - Gas (75 MBH)	2	Ea.	\$3,778	4
Decentralized Cooling	Condenser - Outside Air Cooled (5 Tons)	2	Ea.	\$17,797	4
Decentralized Cooling	Fan Coil - D/X only ( 5 Ton)	2	Ea.	\$4,670	4
HVAC Air Distribution	Ductwork (Bldg.SF)	3,400	SF	\$24,005	4
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>	<b>\$50,685</b>	

## Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/240 400A	1	Ea.	\$9,233	4
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	2	Ea.	\$3,717	4
Lighting Fixtures	Light Fixtures (Bldg SF)	3,400	SF	\$55,636	6
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>	<b>\$68,587</b>	

## Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	1	Ea.	\$2,424	4
Plumbing Fixtures	Toilets	1	Ea.	\$4,515	4
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>	<b>\$6,938</b>	

## Specialties

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	1	Room	\$7,854	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$7,854</b>	
<b>Sub Total for Building 05 - Library</b>		<b>20</b>	<b>items</b>	<b>\$360,909</b>	

## Building: 06 - Tech Prep Clsroom

### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,215	SF	\$1,898	2
Exterior Entrance Doors	Steel - Insulated and Painted	4	Door	\$13,231	4
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$6,407	7
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1,215	SF	\$1,898	9
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$23,434</b>	

### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1,620	SF	\$6,477	4
Suspended Plaster and	Painted ceilings	324	SF	\$602	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Grid System	7,776	SF	\$28,894	7
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	7,776	SF	\$23,430	7
Interior Swinging Doors	Wooden Door	18	Door	\$6,280	9
Interior Door Supplementary Components	Door Hardware	18	Door	\$23,845	9
<b>Sub Total for System</b>		<b>6</b>	<b>items</b>	<b>\$89,528</b>	

### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
HVAC Air Distribution	Ductwork (Bldg.SF)	8,100	SF	\$57,189	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$57,189</b>	

### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Audio-Video Systems	PA Communications No Head Unit (Bldg SF)	8,100	SF	\$5,116	3
Lighting Fixtures	Canopy Mounted Fixtures (Ea.)	1	Ea.	\$1,859	3
Lighting Fixtures	Building Mounted Fixtures (Ea.)	6	Ea.	\$4,828	3
Lighting Fixtures	Light Fixtures (Bldg SF)	8,100	SF	\$132,546	3
Power Distribution	Distribution Panels (400 Amps)	1	Ea.	\$15,085	8
Power Distribution	Panelboard - 120/208 100A	2	Ea.	\$4,965	8
Power Distribution	Panelboard - 120/208 225A	3	Ea.	\$14,722	8
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$179,120</b>	

### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Restroom Lavatory	6	Ea.	\$14,543	3
Plumbing Fixtures	Toilets	5	Ea.	\$22,573	3



**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Urinals	2	Ea.	\$2,417	3
Plumbing Fixtures	Refrigerated Drinking Fountain	2	Ea.	\$3,930	3
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>	<b>\$43,463</b>	

**Fire and Life Safety**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm	8,100	SF	\$11,476	3
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$11,476</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Fixed Cabinetry	2	Room	\$15,708	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$15,708</b>	
<b>Sub Total for Building 06 - Tech Prep Clsroom</b>		<b>24</b>	<b>items</b>	<b>\$419,918</b>	
<b>Total for: Vancleave Middle School</b>		<b>165</b>	<b>items</b>	<b>\$6,613,814</b>	

DRAFT



Supporting Photos



Corroded electrical panel



North elevation main entrance



Office counter not ADA compliant



200 Wing Classrooms



Cracked sidewalk by the main entrance



Damaged asphalt north of main entry